

# **Exhibit 1**

**Lease Unpaid Charges**

Tenant: Jo-Ann Stores, LLC(t0008084)

Date	Description	Ctl	Charge	Payment	Net Due	Balance
1/1/2025	Common Area Maintenance (01/2025)	C-444696	3,063.09	0.00	3,063.09	3,063.09
1/1/2025	Base Rent (01/2025)	C-444699	22,548.25	0.00	22,548.25	25,611.34
1/1/2025	Real Estate Tax (01/2025)	C-446720	4,392.34	0.00	4,392.34	30,003.68
1/1/2025	Insurance (01/2025)	C-446722	1,586.09	0.00	1,586.09	31,589.77
2/1/2025	Common Area Maintenance (02/2025)	C-448546	3,063.09	2,590.65	472.44	32,062.21
2/1/2025	Insurance (02/2025)	C-448547	1,586.09	250.04	1,336.05	33,398.26
2/1/2025	Real Estate Tax (02/2025)	C-448548	4,392.34	0.00	4,392.34	37,790.60
3/1/2025	Common Area Maintenance (03/2025)	C-453204	3,063.09	2,590.65	472.44	38,263.04
3/1/2025	Insurance (03/2025)	C-453205	1,586.09	250.04	1,336.05	39,599.09
3/1/2025	Real Estate Tax (03/2025)	C-453206	4,392.34	0.00	4,392.34	43,991.43
3/1/2025	Common Area Maintenance (01/2024)	C-456754	1,913.31	0.00	1,913.31	45,904.74
3/1/2025	Insurance (01/2024)	C-456755	289.67	0.00	289.67	46,194.41
3/1/2025	Real Estate Tax (01/2024)	C-456756	4,024.94	0.00	4,024.94	50,219.35
3/1/2025	Common Area Maintenance (02/2024)	C-456757	1,913.31	0.00	1,913.31	52,132.66
3/1/2025	Insurance (02/2024)	C-456758	289.67	0.00	289.67	52,422.33
3/1/2025	Real Estate Tax (02/2024)	C-456759	4,024.94	0.00	4,024.94	56,447.27
3/1/2025	Common Area Maintenance (03/2024)	C-456760	1,913.31	0.00	1,913.31	58,360.58
3/1/2025	Insurance (03/2024)	C-456761	289.67	0.00	289.67	58,650.25
3/1/2025	Real Estate Tax (03/2024)	C-456762	4,024.94	0.00	4,024.94	62,675.19
3/1/2025	Common Area Maintenance (04/2024)	C-456763	1,913.31	0.00	1,913.31	64,588.50
3/1/2025	Insurance (04/2024)	C-456764	289.67	0.00	289.67	64,878.17
3/1/2025	Real Estate Tax (04/2024)	C-456765	4,024.94	0.00	4,024.94	68,903.11
3/1/2025	Common Area Maintenance (05/2024)	C-456766	1,913.31	0.00	1,913.31	70,816.42
3/1/2025	Insurance (05/2024)	C-456767	289.67	0.00	289.67	71,106.09
3/1/2025	Real Estate Tax (05/2024)	C-456768	4,024.94	0.00	4,024.94	75,131.03
3/1/2025	03/21/24 Late Payment Fee	C-456774	500.00	0.00	500.00	75,631.03
3/1/2025	05/07/24 Late Payment Fee	C-456775	500.00	0.00	500.00	76,131.03
3/1/2025	06/10/24 Late Payment Fee	C-456776	500.00	0.00	500.00	76,631.03
3/1/2025	07/08/24 Late Payment Fee	C-456777	500.00	0.00	500.00	77,131.03
3/1/2025	08/12/24 Late Payment Fee	C-456778	500.00	0.00	500.00	77,631.03
3/1/2025	09/09/24 Late Payment Fee	C-456779	500.00	0.00	500.00	78,131.03
3/1/2025	10/07/24 Late Payment Fee	C-456780	500.00	0.00	500.00	78,631.03
3/1/2025	11/12/24 Late Payment Fee	C-456781	500.00	0.00	500.00	79,131.03
3/1/2025	12/09/24 Late Payment Fee	C-456782	500.00	0.00	500.00	79,631.03
3/1/2025	03/10/25 Late Payment Fee	C-456783	500.00	0.00	500.00	80,131.03
3/1/2025	2024 CAM Reconciliation	C-459987	70,385.11	0.00	70,385.11	150,516.14
3/1/2025	Common Area Maintenance (06/2024)	C-460151	1,913.31	0.00	1,913.31	152,429.45
3/1/2025	Insurance (06/2024)	C-460152	289.67	0.00	289.67	152,719.12
3/1/2025	Real Estate Tax (06/2024)	C-460153	4,024.94	0.00	4,024.94	156,744.06
3/1/2025	Common Area Maintenance (07/2024)	C-460154	1,913.31	0.00	1,913.31	158,657.37
3/1/2025	Insurance (07/2024)	C-460155	289.67	0.00	289.67	158,947.04
3/1/2025	Real Estate Tax (07/2024)	C-460156	4,024.94	0.00	4,024.94	162,971.98
3/1/2025	Common Area Maintenance (08/2024)	C-460157	1,913.31	0.00	1,913.31	164,885.29
3/1/2025	Insurance (08/2024)	C-460158	289.67	0.00	289.67	165,174.96

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Date	Description	Ctl	Charge	Payment	Net Due	Balance
3/1/2025	Real Estate Tax (08/2024)	C-460159	4,024.94	0.00	4,024.94	169,199.90
3/1/2025	Common Area Maintenance (09/2024)	C-460160	1,913.31	0.00	1,913.31	171,113.21
3/1/2025	Insurance (09/2024)	C-460161	289.67	0.00	289.67	171,402.88
3/1/2025	Real Estate Tax (09/2024)	C-460162	4,024.94	0.00	4,024.94	175,427.82
3/1/2025	Common Area Maintenance (10/2024)	C-460163	1,913.31	0.00	1,913.31	177,341.13
3/1/2025	Insurance (10/2024)	C-460164	289.67	0.00	289.67	177,630.80
3/1/2025	Real Estate Tax (10/2024)	C-460165	4,024.94	0.00	4,024.94	181,655.74
3/1/2025	Common Area Maintenance (11/2024)	C-460166	1,913.31	0.00	1,913.31	183,569.05
3/1/2025	Insurance (11/2024)	C-460167	289.67	0.00	289.67	183,858.72
3/1/2025	Real Estate Tax (11/2024)	C-460168	4,024.94	0.00	4,024.94	187,883.66
3/1/2025	Common Area Maintenance (12/2024)	C-460169	1,913.31	0.00	1,913.31	189,796.97
3/1/2025	Insurance (12/2024)	C-460170	289.67	0.00	289.67	190,086.64
3/1/2025	Real Estate Tax (12/2024)	C-460171	4,024.94	0.00	4,024.94	194,111.58
3/1/2025	2023 CAM Reconciliation	C-460172	54,857.64	0.00	54,857.64	248,969.22
4/1/2025	Common Area Maintenance (04/2025)	C-456517	3,063.09	1,420.68	1,642.41	250,611.63
4/1/2025	Insurance (04/2025)	C-456518	1,586.09	137.12	1,448.97	252,060.60
4/1/2025	Real Estate Tax (04/2025)	C-456519	4,392.34	0.00	4,392.34	256,452.94
4/1/2025	Base Rent (04/2025)	C-456520	22,548.25	12,365.17	10,183.08	266,636.02
5/1/2025	Common Area Maintenance (05/2025)	C-463813	3,063.09	0.00	3,063.09	269,699.11
5/1/2025	Insurance (05/2025)	C-463814	1,586.09	0.00	1,586.09	271,285.20
5/1/2025	Real Estate Tax (05/2025)	C-463815	4,392.34	0.00	4,392.34	275,677.54
5/1/2025	Base Rent (05/2025)	C-463816	22,548.25	0.00	22,548.25	<b>298,225.79</b>